



May 1, 2007

MEMORANDUM

To: Campus Planning Committee (CPC)

From: Christine Taylor Thompson, Planning Associate
University Planning

Subject: **Record of the April 18, 2007 CPC Meeting**

Attending: Carole Daly (Chair), France Dyke, Michael Fifield, Ally Frueauf, Bill Harbaugh, Stan Jones, Douglas Kennett, Rich Linton, Gregg Lobisser, Randall McGowan, Chris Ramey, Dale Smith, Greg Stripp, Rob Thallon

Guests: Kathie Bedbury (Alumni Center), Gene Mowery (University Planning)

Staff: Christine Thompson (University Planning)

Agenda: Alumni Center Project – Meeting One

1. Alumni Center Project – Meeting One

Background: The chair and staff reviewed the meeting purpose as described in the meeting mailing. Staff reviewed prior Campus Planning Committee discussion and comments about the Alumni Center site as described in the meeting mailing. The president authorized project initiation and approved the site.

Greg Stripp, Alumni Center Project user group chair, explained the premise of the Alumni Center Project as described in the meeting mailing. Over the past ten years, the project's concept has expanded to include the UO Alumni Association, the Office of Development, and the UO Foundation. The goal is to bring all of these related functions together in one building.

Greg said the architect interviews will take place June 12 and 13. Staff added that CPC members will be invited to participate. Additional information will be sent via email.

Chris Ramey, University Planning Office, said he has not been able to find an Architecture and Allied Arts representative for the project's user group due to limited faculty availability during the summer months. He asked the CPC for advise how to proceed.

Chris presented an overview of issues related to the Alumni Center Project and Campus Plan policies. Campus Plan policies that require special attention are Policy 2: Open-space Framework, Policy 7: Architectural Style and Historic Preservation,

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and Policy 12: Design Area Special Conditions.

Chris said it appears likely that the project sponsors will request a *Campus Plan* amendment to allow the building to partially encroach into the Williams' Bakery open space as a way to enhance the Franklin Boulevard edge. The CPC supported this idea during its February 22, 2007 review of the proposed Alumni Center site. The Williams' Bakery open space is a remnant of an old agreement between the UO and Williams' Bakery. Now that the bakery has moved and the UO owns the land, the CPC can more thoughtfully consider the best open-space configuration and land use. When a series of site-plan options are developed, the project will come back for preliminary CPC review to make sure the committee supports the proposed amendment. The amendment process will take place when the schematic design is approved.

Discussion: Members reiterated comments that were submitted to the president in response to the CPC's February 22, 2007 review of the Alumni Center site:

- Proceed with potential modifications to the Williams' Bakery open space as a way to enhance the campus edge, better convey the university's image (e.g., green open spaces and a welcoming public institution that engages the community), mitigate and set the tone for future arena development, and enhance a sustainable-design potential by creating a longer, thinner building site.
- Consider long-term plans for the site including the potential to convert Franklin Boulevard into a more pedestrian-friendly and bike-friendly multi-way design, space needs and pressures from other departments, and connection to the campus and adjacent proposed development.
- Ensure that development on the Franklin Triangle site and Williams' Bakery site occurs in a holistic way that results in a complex of buildings connected by well-defined open spaces. This planning concern deserves special attention because each development project in this area (Academic Learning Center, Arena, and Alumni Center) is being coordinated independently.
- Establish a major gateway at the eastern portion of the Williams' Bakery open space (the intersection of Franklin Boulevard and 13th Avenue). The *Campus Plan* identifies this site as an important location for a UO entry sign now that the new LTD EmX transit station at Agate has shifted the main entry point to 13th Avenue for visitors arriving from the east. This new public entrance to the university could serve as the forecourt to the Alumni Center, while the plaza between the Alumni Center and the Academic Learning Center could provide space for more private uses.
- Engage the campus by linking the design to the campus, landscape, and pedestrians. A building placed on a landscape, such as the Academic Learning Center, rather than a building linked to the landscape becomes a "destination only" building.
- The Alumni Center design and siting should emphasize the campus "brand," including green open spaces.
- The Alumni Center should establish a connection to the Academic Learning Center through open spaces, massing, scale, and landscape features. The Alumni Center's building style, however, should relate to the campus's design as defined in the *Campus Plan* and not the Academic Learning Center's design. The premise of the Academic Learning Center's architectural style is to create a "unique jewel in a field"; therefore, it is important that the Alumni Center establishes a "field" that represents the campus's architectural style.

Members added the following comments:

- Carefully address auto circulation and parking needs, especially for visitors when relocating existing site parking to the Arena site, the Romania site, or the Bean parking lot.
- Consider how the 13th Avenue building setback and landscaping link the site to the rest of campus.
- Ensure that service needs are accommodated in a way that allows for a positive connection with the future Academic Learning Center.
- Consider the potential to enhance the Columbia Street north/south axis.
- Enhance Franklin Boulevard and 13th Avenue landscaping and pedestrian movement. Address the unique character of each edge and ensure that improvements are coordinated with adjacent development. If open-space-improvement funds are limited, focus on street-edge improvements with the understanding that the Bakery Park entrance area will be addressed by the Arena project.
- Better connect the project's program and design to the UO's academic mission. Make a living building that is designed for daily use, not just visitors. For example, tell the story of the academic successes and integrate features/spaces that allow for broader academic use. Determine appropriate and financially viable options for formal and informal faculty, staff, and student uses. Make academic activity visible to the visitor.
- Carefully consider ways to allow public use and access to make the building open and inviting while still accommodating proposed administrative functions.
- Strongly consider an elongated building shape to address passive ventilation, day lighting (Wings of Light pattern), and connection to the streets.
- Ensure that the building's scale, style, and open-space design define the UO's character. Strong ties to Lawrence-era characteristics and the Oregon landscape are essential.
- Actively engage the indoors with the outdoors to create a permeable design.
- Consider how the site relates to the entire Franklin Boulevard edge, from Kincaid Street to Villard Street, when determining how best to announce the university and convey its image to the public. Conduct a larger study of the entire Franklin edge if possible.
- Ensure that all aspects of Policy 10: Sustainable Development are carefully addressed and documented. The design should reflect the university's commitment to sustainability.
- Consider broadening the concept of sustainability to relate more directly to the Alumni Center; ensure that the programming and design establish connections to the future as well as the past and present.

The committee discussed user-group membership. In response to a desire to better connect the project to the academic mission of the university, members suggested integrating better representation from faculty into the project's design process, perhaps by adding a faculty member to the user group. A member also suggested appointing user group members who can address more detailed technical issues related to sustainable design to ensure that issues not covered by the CPC are thoughtfully addressed.

Action: No formal action was requested. The committee's comments about the proposed Alumni Center project site will be forwarded to the president. The project will come back for preliminary CPC review when a series of site plan options are developed.

Please contact this office if you have questions.

- cc. John Barofsky, Fairmount Neighbors
Bob Beals, Athletics
Kathie Bedbury, Development
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Kathy Cannon, Affirmative Action (Building Manager)
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